



**Forest Preserve District of Cook County
Board of Commissioners**

Real Estate Committee

Tuesday, September 24, 2019

9:45 AM

**Swallow Cliff Pavillion
Route 83 and Calumet Sag Road
Palos Park, Illinois**

NOTICE AND AGENDA

There will be a meeting of the committee or subcommittee of the Forest Preserve District of Cook County Board of Commissioners at the date, time and location listed above.

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

[19-0389](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/23/2019

[19-0284](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves"), as Licensor to grant a License to Northern Illinois Gas Company dba Nicor Gas Company ("Nicor"), Grantee, to locate, operate and maintain 7,368 linear feet of 36-inch and 24-inch natural gas pipelines along the north edge of the Busse North Forest Preserve and Nature Preserve. The two (2) pipelines will replace the existing pipelines granted under License Nos. 313 and 313A, in 1958 and 1970, respectively. The license agreements for the existing pipelines will be terminated. The existing pipelines currently cut through the Nature Preserve. The new pipelines will be relocated to run along and parallel with the south edge of the I-90 right of way. Nicor desires to replace the pipelines to facilitate required inspections by using an in-line inspection tool, which electronically inspects the pipeline from the inside. Since the existing pipelines are nonstandard size (License 313) and change from 36-inch to 42-inch (License 313A), Nicor is unable to maintain its inspection schedule due to limited availability of the inspection tool. Nicor requests a 66-foot-wide license area for the construction, maintenance, safety, and inspection of the pipelines. Nicor will obtain Construction Access Permits for temporary staging and workspace areas. Six hundred thirty-five (635) trees are proposed for removal.

Term: Ten (10) Years

License Fee: \$892,448.81
(after credit for remaining nine (9) years on Licenses 313 and 313A)

License Application Fee: \$1,500.00

License Review Fee: \$46,000.00

YELAR Fee: \$6,450.00

Tree Mitigation Fee: \$2,836,387.49

Additional Mitigation Fees: \$525,000.00. In addition to the License fees, Nicor will provide \$400,000.00 for restoration of one hundred thirty (130) areas of Forest Preserve land adjacent to the new pipeline. The restoration will connect the previously restored area with the areas closest to the impact zone to promote a quicker recovery of the impacted areas.

Nicor will also provide \$125,000.00 to offset recreational impacts due to the construction activity. This mitigation will include picnic shelter repair and improved wayfinding signage.

Total one-time upfront fee: \$4,307,786.30 for the term of the License

The area of the License is: 11.662 Acres

Concurrence(s):

The Chief Financial Officer and Chief Attorney have approved this item. Final license agreement is subject to legal review and approval.

Grantee has met the insurance requirements under the License Agreement.

The Forest Preserves staff have reviewed this license application and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserves of Cook County Board of Commissioners approve the issuance of this license.

District(s): 15

Legislative History: 7/23/19 FPD Board of Commissioners refer to the Real Estate Committee

[19-0304](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to grant a License to the Village of Riverside (“Riverside”), Grantee, to locate, operate and maintain 340 linear feet of 12-inch watermain from First Avenue to the Des Plaines River in the Salt Creek Forest Preserves. The proposed watermain will replace and run adjacent to the existing 8-inch watermain, which will be grouted and abandoned in place. The license agreement for the existing watermain will be terminated. The new watermain will be installed by directional bore. No trees are proposed for removal. Riverside has also agreed to pay Construction Access Permit fees for work performed before the start of the license agreement.

Term: Ten (10) years

License Fee: \$10,068.87

License Application Fee: \$500.00

License Review Fee: \$3,000.00

YELAR Fee: \$6,450.00

Total one-time upfront fee of \$20,018.87 for the term of the License
(Sec. 5-2A-4 and 5-2B-4)

Tree Mitigation Fee: None

The area of the License is: 0.12 Acre

Concurrence(s):

The Chief Financial Officer and Chief Attorney have approved this item. Final license agreement subject to legal review and approval.

Grantee has met the insurance requirements under the License Agreement.

The Forest Preserves staff have reviewed this license application and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserves of Cook County Board of Commissioners approve the issuance of this license.

District(s): 17

Legislative History: 7/23/19 FPD Board of Commissioners refer to the Real Estate Committee



Secretary

Chairman: Moore

Vice-Chairman: K. Morrison

Members: Committee of the Whole